This instrument prepared by:
Matthew Ostermann
579 Valleywood Dr.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 829422 DEEDWARR
03/28/2022 10:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220328-0035292

Owner/Responsible Taxpayer
Matthew Ostermann
579 Valleywood Dr.
Nashville, TN 37211

Map/Parcel No.: 147 14 0 075.00

M.L.S. FILE NO 1935119

WARRANTY DEED

THIS INDENTURE, made and entered into this 12 day of March, 2022, by and between Meaghan Ostermann and Matthew Ostermann, wife and husband, who acquired title as Meaghan Birmingham, unmarried and Matthew Ostermann, unmarried, whose address is 579 Valleywood Dr., Nashville, TN 37211 party of the first part, and Matthew Ostermann, a married man, whose address is 579 Valleywood Dr., Nashville, TN 37211 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

DEED TO REMOVE SPOUSE FROM TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Meaghan Birmingham, unmarried and Matthew Ostermann, unmarried by Deed from Trenton D. Potter and Elizabeth A. Potter of record as Instrument 20180613-0056761 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 579 Valleywood Dr., Nashville, TN 37211

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the party of the first part the day and year first above written.

Meaghan Ostermann

Matthew Ostermann

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN D. SESSUM, a Notary Public in and for said County and State, Meaghan Ostermann and Matthew Ostermann the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of March, 2022.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i), the tax is exempt as transfer is between husband and wife, based only on actual consideration given for a conveyance and not on the value of the property.

Meaghan Ostermann

Matthew Ostermann

Witness my hand, at office, this 12 day of ~~February,~~ MARCH 2022

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 6/26/2024

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commitment No 1935119

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 288, ON THE PLAN OF WHISPERING HILLS, SECTION II B, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 2331, PAGE 155, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Parcel ID: 147 14 0 075.00

Commonly known as 579 VALLEYWOOD Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20180613-0056761 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Hayley Pavlus, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/12/22 (date of document).

Affiant Signature

3/10/22
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 08/06/2022

NOTARY'S SEAL

